

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Michael Arner	Debtor(s)	CHAPTER 13
Ditech Financial LLC	Movant	
vs.		
Michael Arner	Debtor(s)	NO. 18-12814 ELF
William C. Miller Esq.	Trustee	11 U.S.C. Sections 362

ORDER

AND NOW, this 9th day of October, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 4805 Shepard Street, Brookhaven, PA 19015 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

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